

173.0

Map

0004

Block

0013.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 612,600 /

USE VALUE: 612,600 /

ASSESSed: 612,600 /

Total Card /

Total Parcel

612,600

612,600

612,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Owner 1:	LAZAR MEHDI
Owner 2:	CANU CAROLINE
Owner 3:	
Street 1:	76 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	HARTL THOMAS -
Owner 2:	BOBEL CHTISTINA G -
Street 1:	76 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 1567 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.17	6			Topo	-5					369,074						369,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	242,500	1,000	369,100	612,600
Total Card	0.103	242,500	1,000	369,100	612,600
Total Parcel	0.103	242,500	1,000	369,100	612,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	390.94	/Parcel:	390.94

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	242,500	1000	4,500.	369,100	612,600		Year end	12/23/2021
2021	101	FV	235,600	1000	4,500.	369,100	605,700		Year End Roll	12/10/2020
2020	101	FV	235,600	1000	4,500.	369,100	605,700	605,700	Year End Roll	12/18/2019
2019	101	FV	203,000	1000	4,500.	363,800	567,800	567,800	Year End Roll	1/3/2019
2018	101	FV	202,500	0	4,500.	279,400	481,900	481,900	Year End Roll	12/20/2017
2017	101	FV	202,500	0	4,500.	263,600	466,100	466,100	Year End Roll	1/3/2017
2016	101	FV	202,500	0	4,500.	242,500	445,000	445,000	Year End	1/4/2016
2015	101	FV	191,200	0	4,500.	226,700	417,900	417,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARTL THOMAS,	78120-569	1	6/28/2021		690,000	No	No		
HARTL THOMAS,	71527-272	1	8/27/2018	Convenience	99	No	No		
MAC LEAN NORMAN	37028-117		11/13/2002		355,000	No	No		
	11344-647		6/23/1967			No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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HARTL THOMAS,	71527-272	1	8/27/2018	Convenience	99	No	No		
MAC LEAN NORMAN	37028-117		11/13/2002		355,000	No	No		
	11344-647		6/23/1967			No	No	N	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2021	1122	New Wind	7,650	C				
4/23/2010	352	Porch	46,493					REPL FRONT OFF & S
11/14/2006	994	New Wind	2,000					
11/17/2003	988	Add Bath	7,000			G6	GR FY06	add half bath

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
10/22/2008	Meas/Inspect	163	PATRIOT
10/17/2008	Measured	197	PATRIOT
11/7/2005	Permit Visit	BR	B Rossignol
2/6/2003	MLS	MM	Mary M
2/26/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/17/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

